



2022 CDC AMENDMENTS WORKING GROUP MEETING
Meeting Notes of January 26, 2022

<u>Members:</u>	Council President Rory Bialostosky, Planning Commissioner Charlie Mathews, Planning Commissioner Scott Erwin, Planning Commissioner Carrie Pellett (Alternate), CCI Member Shannen Knight (EDC Alternate), CCI Member Vicki Olson (Alternate), HRB Member Tom Watton, EDC Member Shannon Ilas, TAB Member Greg DiLoreto, SAB Member Kim Bria, Member-at-large Darren Gusdorf, Member-at-large JJ Portlock, Member-at-large Jim Farrell.
<u>Members absent:</u>	Councilor Mary Baumgardner (Alternate) and CCI Member Dan Tedrow
<u>Staff present:</u>	Darren Wyss, Planning Manager, Associate Planner Betty Avila, and Lynn Schroder, Administrative Assistant
<u>Consultant present:</u>	Sou Garner and Alex Dupey, MIG Consultants

The meeting video is available on the [here](#).

1. Welcome and Introductions

Planning Manager Wyss welcomed committee members.

2. Role of the Working Group

Planning Manager Wyss outlined the working group's role and presented draft meeting guidelines.

The West Linn City Council appointed this limited-duration Working Group to review and recommend three code amendment projects. The Working Group will recommend a code amendment package for each of the three projects, HB2001 Implementation, Clear and Objective Standards for Housing, and Chapter 96: Street Improvement Construction. The Working Group will review and revise draft code amendment packages.

The City has a consultant team (MIG, Inc.) working on HB2001 Implementation and another consultant team (Angelo Planning Group) working on the Clear and Objective Standards for housing projects. Both consultant teams will be part of the 2022 Working Group process.

The working group is scheduled to meet monthly beginning in January 2022. West Linn Planning staff anticipates a minimum of eight meetings will be required to review and recommend code amendment packages for all three projects.

Members discussed and agreed upon meeting guidelines.

3. Election of Chair/Vice-Chair

Members selected Jim Farrell and Scott Erwin as the working group Chair and Vice-Chair, respectively.

4. HB2001 Phase 1 Recap

Wyss provided an HB2001 recap. HB2001 requires the City to adopt a code amendment package to comply with HB2001 administrative rules or accept the State's Model Code by June 30, 2022.

Phase 1 of HB2001 implementation was a technical exercise to identify the minimum Community Development Code amendments, known as the “de minimus” package, necessary to comply with HB2001. The City also completed a [Housing Needs Analysis \(HNA\)](#) as required by HB2003. The HNA projected a need for an additional 215 units of “middle-housing” over the next 20 years for the City.

Phase 1 identified several policy options that, if implemented, could help further encourage the development of middle housing types in the City. These nine policy questions were the basis of the community engagement efforts.

The final implementation of HB2001 includes finding consensus on a recommended code amendment package and the legislative adoption process with the Planning Commission and City Council. The City has secured additional grant funding from the Department of Land Conservation and Development (DLCD) for these efforts. MIG, Inc. will be working with staff on a recommended code amendment package. The consultant team will help staff and the working group compile, review, discuss, and update the recommended code amendment package over the first four working group meetings.

5. HB2001 Phase 2 Public Engagement

As part of the public engagement strategy, City staff made several presentations to community groups and gathered feedback on the policy questions. The City also conducted an online survey to ask the same policy questions. The survey had 722 respondents. Associate Planner Betty Avila discussed the nine policy questions that were the basis of the community engagement and the outreach results.

Member Erwin noted that only 3% of the City population responded to the survey.

6. HB2001 Code Package Crosswalk

Sou Garner and Alex Dupey from MIG provided an overview of the City’s HB2001 Policy Implementation Matrix. The Matrix details the minimum state requirement, the state-approved Model Code rule, the policy context, community input, and the consultant recommendation. The Matrix also determined whether the recommendation met or exceeded the minimum state requirements. Garner outlined the recommendations.

Member Greg DiLoreto stated his concerns about parking. He noted that the only way to get around town was with a car. He did not want to promote amendments that would further limit parking.

Alternate Carrie Pellett asked for scenarios of how these recommendations would play out.

Member Mathews asked if the setback reduction is required. Alex Dupey replied that it is not required.

Member Ilas asked about the exemptions for cottage clusters.

Member Portlock asked if the setbacks could be reduced for alley-loaded garages.

Alternate Pellett wanted to review the tree code as part of the HB2001 code amendment package. She stated that the 2022 CDC Amendment Working Group provided an opportunity to reach out to Community Advisory on desired CDC initiatives like requiring charging stations on all new housing. Wyss responded that the City Council’s charge is focused on the three Code Amendment packages.

Member Erwin noted that whatever packet the City adopts can be amended in the future.

Consultant Dupey shared site concepts.

7. Meeting 2 Agenda/Tasks

Wyss noted that the next meeting would discuss Recommended Code Package Discussion. He requested that members read the materials in advance. Member Ilas wanted the discussion to address the affordability of these housing types.

8. Public Comment

None.

9. Adjourn

Chair Farrell adjourned the meeting at 5:00 pm.